

Municipal Offices:
(810) 798-8528
(810) 798-3397 FAX
www.almontvillage.org

Village Manager:
Oliver K. Turner

Village Clerk/Treasurer
Kimberly J. Keesler

*Village Planning
Commission of Almont*
817 North Main Street
Almont, Michigan 48003

Members:
Martin Wells, Chairperson
Thomas Tadajewski, Vice-Chair
John Cadwell, Secretary
Steve Schneider, Village President
Richard Tobias, Member
Scott Stroup, Member
Glen Meek, Member

**REGULAR MEETING OF THE VILLAGE PLANNING COMMISSION OF ALMONT
MAY 2, 2013**

CALL TO ORDER: Chairperson Wells called the Regular Meeting of the Village Planning Commission of Almont to order at 7:30 p.m.

ROLL CALL:

Members Present:	Martin Wells John Cadwell Glenn Meek Richard Tobias Thomas Tadajewski Oliver Turner	Chairperson Secretary Member Member Member Village Manager/Zoning Admin.
Members Absent:	Scott Stroup Steve Schneider	Member Village President
Staff Present:	Pat Nael Kimberly Keesler	Police Chief Recording Secretary
Guests:	Ben Eddie Karana Richard Burmann Tina Pangburn	Builder Applicant for Buscemis Site Plan Architect, Burmann Associates, Inc. Property Manager, Toth Properties

APPROVAL OF MINUTES:

Tadajewski moved, Cadwell seconded, **PASSED UNANIMOUSLY**, to approve the agenda.

Tadajewski moved, Cadwell seconded, **PASSED UNANIMOUSLY**, to approve the regular meeting minutes from February 7, 2013

PUBLIC HEARING:

1. Special Land Use – Toth Properties – 125 N. Main

Chairperson Wells opened the Public Hearing at 7:36 p.m.

Manager Turner explained that the third floor of 125 N. Main had previously been intentionally abandoned and that no evidence exists that the floor was used for residential purposes at any previous time.

Therefore, Manager Turner explained, a special land use was required for the third floor of 125 N. Main and that the applicant had indicated they would seek the special land use to apply to the second floor as well, which currently permitted residential uses through an existing non-conformity.

Chairperson Wells closed the Public Hearing at 7:39 p.m.

NEW BUSINESS:

1. Special Land Use – Toth Properties – 125 N. Main

Member Meek moved, Member Tadajewski seconded, **PASSED UNANIMOUSLY**, to approve a special land use for residential apartments at 125 N. Main on the second and third floors, conditioned upon the request for a variance from parking standards being approved by the Board of Zoning Appeals.

2. Site Plan Review – Buscemis of Almont – 210 and 214 N. Main

Member Meek moved, Member Turner seconded, **PASSED UNANIMOUSLY**, to approve the site plan of Buscemis of Almont at 210 and 214 N. Main, conditioned on the door and loading/unloading area being moved to the south of the building; two additional trees being added into the additional landscaping area; a final report being received from Young's Environmental regarding the underground storage tank that indicates the tank has been addressed in a manner that protects the health, safety, and welfare of the community and that no ground contamination exists; and three large-scale final versions of the site plan being submitted to the Village office.

3. Commission Appointment

Discussion was held regarding the appointment of Mr. Terry Roach to the Commission.

4. Zoning Ordinance Revision

It was the consensus of the commission to recommend to the Almont Village Council that the Zoning Ordinance be revised to reflect modern zoning practices.

OLD BUSINESS

1. Election of Vice-Chairperson

Moved by Tobias, Meek seconded, **PASSED UNANIMOUSLY**, to nominate and elect Tom Tadajewski as Vice-Chairman.

2. Joint Master Plan

Moved by Meek, Cadwell seconded, **PASSED UNANIMOUSLY**, to recommend to the Almont Village Council that the joint master plan be released for public commentary and feedback.

PUBLIC COMMENT

None

ADJOURNMENT:

Meek moved, Tadajewski seconded, **PASSED UNANIMOUSLY**, to adjourn the meeting at 8:55 p.m.

Kimberly J. Keesler
Recording Secretary

John Cadwell
Secretary

Approved Date: June 6, 2013

